ARTICLE XXVII

AMATEUR ACCESS AGREEMENT

27.01 In consideration of the benefit to the City by becoming owner of the Project upon termination of this Lease and in consideration of the Tenant agreeing to enter into an amateur access agreement to permit amateurs to have the use of the Project on such terms and conditions as are agreed upon and as are acceptable to the Landlord, the Landlord agrees to furnish yearly funding during each year of the Term to the Tenant in an amount equal to the:

(a) municipal portion of real property taxes (excluding any school taxes) paid on that portion of the Land and Project which relates to the presentation of baseball games, meaning the area of the Land and Project necessary for baseball games, such as the playing surface, dugouts, locker rooms, stands, bleachers and the like, as determined by the Landlord in its sole and absolute discretion; plus

(b) the amusement tax (or any tax imposed in replacement or substitution for amusement tax) remitted to the City of Winnipeg relating to the Winnipeg Goldeyes baseball games during such year.

ARTICLE XXVIII

SUCCESSORS AND ASSIGNS

28.01 The covenants and agreements herein contained shall bind and enure to the benefit of the Landlord, its successors and assigns, and the Tenant, its Successors and permitted assigns, except as otherwise provided herein, and cannot be changed or terminated orally.